



**TOWN OF GRAFTON
ZONING BOARD OF APPEALS**

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MINUTES

ZONING BOARD OF APPEALS
THURSDAY, JULY 23, 2015
FIN. COMM ROOM
AT THE MUNICIPAL CENTER

A meeting of the Zoning Board of Appeals was held on Thursday, July 23, 2015 in the Fin. Comm. Room, on the 2nd floor of the Municipal Center.

Members present: Mr. William McCusker- Chairman, Mr. Robert Nault- Vice Chairman, Mr. Michael Robbins- Clerk, Mr. Peter Adams- Member, Mr. William Yeomans-Alternate Member, Mrs. Kay Reed-Alternate Member, and Mr. Robert Berger – Zoning Enforcement Officer.

Also in attendance, Fire Chief, Mickey Gauthier and Assistant Chief Steve Charest.

Absent: Elia Hanna, Member

Meeting called to order at 7:30 p.m.

Providence Road Commons

Mr. Rick Lukaseviecz, of Providence Road Commons is before the board regarding Comprehensive Permit and section 1.a. regarding having the entire loop road completed prior to any occupancy permits being issued. The Fire Department is worried about the safety of the residents without the road being completed. 9 people are currently living up there and 2 more units are closing in the next week. This is a 40B development and we were hit with a \$5,000 per unit sewer betterment. Does not want to have to complete the entire road before all units are sold due to cost.

Chairman states that the road must have a binder coat on the whole loop road.

Chief Mickey Gauthier wanted to know why the entire road was not completed before any units were occupied.

Depending on where the emergency is on the road, the entire road could be blocked and no other vehicles could get in or out.

Robert Berger, Zoning Enforcement Officer. Thought it was a Phase in Construction that the binder only needed to be up to the occupied units.

Mr. Nault states that this could be a public safety issue.

Chairman states that this Board has no authority to override a national fire or safety code issue. It is in everyone's best interest to complete the loop road. The proposal in front of the board is to waiving section H.1.a. of the Comprehensive Permit regarding the loop road completion to give the builder 10 weeks, until October 16, 2015, to get the loop road

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completed. If this is not done, Mr. Lukaseviecz will come back before the board and explain why this has not been done. Question to the Chief, they will have 2 closings, are you o.k. with this? Chief o.k with this as long as work begins on the road. Units 25 & 27 Luka Drive will be occupied within the next 2 weeks.

Comments from the Board:

Mr. Adams questioned regarding the 400' of road, how deep do they have to go? Only drainage on the left side.

Chairman appoints Mr. Yeomans as a voting member on this case.

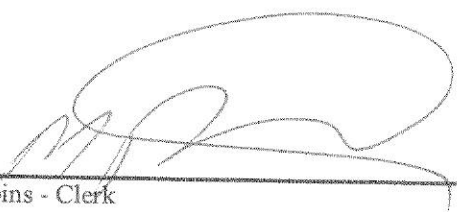
Motion made by Mr. Yeomans and 2nd by Mr. Nault to waive section H.1.a. of the Comprehensive Permit dated March 29, 2010 until October 16, 2015 to allow for Occupancy Permits for unites 25 & 27 Luka Drive. On a roll call vote: Mr. Yeomans-yes; Mr. Robbins-yes; Mr. Adams-yes; Mr. Nault-yes; Chairman-yes. 5-yes, 0-no, motion passed.

Review of Minutes from 6/11/2015 meeting:

Motion made by Mr. Robbins and 2nd by Mr. Adams to accept the minutes from the amended minutes from the 6/11/2015 meeting. On a vote of 5-yes, 0-no, motion passed.

Motion made by Mr. Adams and 2nd by Mr. Robbins to adjourn the meeting. On a vote of 5-yes, 0-no, motion passed, meeting adjourned at 8:00 p.m.

Respectfully submitted by:
Katrina Koshivos



Mr. Michael Robbins - Clerk